#### COMMERCIAL PROPERTY SPECIALISTS





# Warehouse and Office Space FOR SALE

5,080 sq ft

## Units 13 C & D, Queensway, Enfield EN3 4SA

### Local Knowledge, Regional Coverage

#### Location

The property is located on Queensway which is directly linked to Ponders End high street. There is almost immediate access to the A10 Great Cambridge Road, as well as good links to the north Circular A406.

Southbury Overground station is a short walk away, providing access to both Liverpool Street Station and Seven Sisters Station.

#### The Property

The unit comprises a business unit of half office space and half warehouse space with the following features:

- 3.3m eaves
- 3m shutter height
- Generous 1<sup>st</sup> floor sunlight
- Gas heaters
- Air conditioning
- Manual roller shutter
- WCs and Kitchen
- Storage space
- 4 Allocated private parking spaces

#### **Accommodation**

 Workshop:
 2,540 sq ft

 Offices:
 2,540 sq ft

 Total:
 5,080 sq ft

#### **Price**

£1,170,000 freehold

#### **Business Rates**

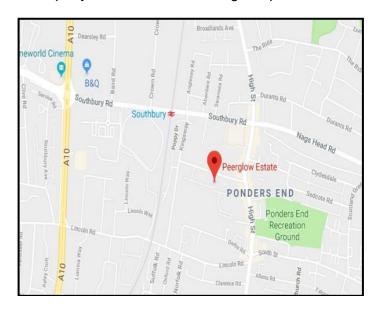
**TBA** 

#### **EPC**

An EPC has been commissioned and will be available for inspection by interested parties.

#### **Legal Costs**

Each party has to bear its own legal expenses.



#### Viewing/Further Information:



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